

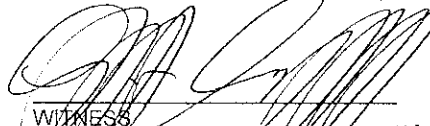
TRANSFER  
TAX  
PAIDQUITCLAIM DEED WITHOUT COVENANT  
**025903**

**BEVERLY A. ANDERSON** of Waterville, County of Kennebec and State of Maine, gives, grants, conveys and forever quitclaims to **THE CITY OF WATERTVILLE**, County of Kennebec and State of Maine, whose mailing address is One Common Street, Waterville, ME 04901-6699, a certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described in **Exhibit A** attached hereto.

ROLAND  
STREET

The conveyance herein is subject to the condition that the public way, known as Poulin Way, which is located on the parcel I conveyed herein, shall be maintained as a municipal and public road subject to a "No through truck traffic" prohibition and both ends of the way shall be posted with a notice to that effect. Therefore, the conveyance herein is subject to a reserved negative easement that runs with the land and benefits the abutting land of the Grantor, and her heirs and assigns, which restricts the use of said way by prohibiting its use by through truck and large vehicles which have a carrying capacity of more than one-half (1/2) ton excepting vehicles used to maintain and plow said way.

IN WITNESS WHEREOF, the said **BEVERLY A. ANDERSON** has caused this instrument to be sealed and signed this 31 day of July, 1997.

  
WITNESS  
**CLIFFORD H. GOODALL**

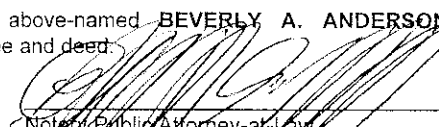
  
**BEVERLY A. ANDERSON**

STATE OF MAINE  
COUNTY OF KENNEBEC

July 31, 1997

Personally appeared before me the above-named **BEVERLY A. ANDERSON**, and acknowledged the above-instrument to be her free and deed.



  
Notary Public Attorney-at-Law  
**CLIFFORD H. GOODALL**

NOTARY PUBLIC  
AS ATTORNEY AT LAW  
4 M.R.S.A. § 1056

MY COMMISSION DOES NOT EXPIRE

AND00009

Dyer and Goodall, Attorneys at Law  
45 Memorial Circle, Augusta, Maine 04330-6432  
(207) 622-3693

EXHIBIT A

PARCEL OF LAND CONVEYED BY  
BEVERLY ANDERSON  
TO  
THE CITY OF WATERVILLE

*Roland Street*

A certain lot or parcel of land situated in the City of Waterville, Kennebec County, State of Maine being bounded and described as follows; to wit:

Beginning at an iron pin found flush with the ground along the westerly side of the West River Road at the southeasterly corner of land of Bruce G. & Caroline F. Hutchinson (reference deed book 3618 page 001);

Thence, along the westerly side of the West River Road S 43-27-28 W a distance of 67.09 feet to a capped iron rebar set in the ground at the northeasterly corner of land to be retained by the Grantor, said point being N 43-27-26 E a distance of 27.71 feet from an iron pipe found in the ground along the westerly side of the West River Road;

Thence, N 31-13-51 W a distance of 42.76 feet to a capped iron rebar set in the ground;

Thence, along a curve to the left having a radius of 74.97 feet and an arc length of 58.89 feet, said curve having a cord of N 53-44-03 W a distance of 57.39 feet, to a capped iron rebar set in the ground;

Thence, N 76-14-21 W a distance of 146.95 feet to a capped iron rebar set in the ground along the easterly side of Roland street (a.k.a Collete Street);

Thence, along the easterly side of Roland street N 28-06-30 E along the easterly side of Roland Street 47.89 feet to a point at the southwest corner of land now or formerly of Waterville Sewer District, said point being S 28-06-30 W a distance of 84.00 feet from an iron pin found in the ground at the northwest corner of Waterville Sewerage District (reference deed book 1652 page 346);

Thence, along a southerly line of land of Waterville Sewerage District S 36-53-32 E a distance of 37.70 feet to a point;

Thence, continuing along a southerly line of the Waterville Sewerage District N 79-36-31 E a distance of 52.12 feet to a point;

Thence, continuing along a southerly line of the Waterville Sewerage District S 70-25-46 E a distance of 51.46 feet to a point;

Thence, continuing along the easterly line of the Waterville Sewerage District N 31-34-18 E a distance of 34.00 feet to a point along the southerly line of Bruce G. & Caroline F. Hutchinson (reference deed book 3618 page 001), Said point being 31.6 feet from an iron pipe found at the southwest corner of Hutchinson and the southerly corner of Albert S. & Marylyn M. Hall (reference deed book 359S page 314);

Thence, along the southerly side of Hutchinson S 46-25-42 E a distance of 130.55 feet to the Point-of-Beginning. Area of said easement being 12150 sq. ft.. Reference to a survey plan title "PARCEL OF LAND TO BE CONVEYED TO THE CITY OF WATERVILLE - POULIN WAY" by Pickett Land Survey Inc. dated April 01, 1997.

*Roland street*

Excepting and reserving from the above described parcel any rights-of-ways or easement to the Waterville Sewerage District as described in Book 1652 Page 346.

Also excepting and reserving from the above described parcel of land a certain twenty foot wide easement conveyed to the Kennebec Water District described as follows:

A certain twenty (20) foot wide easement situated between Collette Street (could also be called Roland Street) and the West River Road, in the City of Waterville, Kennebec County, State of Maine being more particularly described by the centerline of said easement as follows; to wit:

Beginning at a point along the easterly side of Collette Street, said point being S 28-06-30 W a distance of 105.93 from an iron pipe found in the ground along the easterly line of Collette Street at the northwest corner of land now or formerly of Waterville Sewer District (reference deed Book 1652 Page 356), said point also being N 28-06-30 E a distance of 258.38 feet from an iron pipe found at the southwest corner of Jeanette B. Poulin (reference deed Book 3720 Page 006);

Thence, along the centerline of the twenty foot wide easement, being ten feet (10) either side of said centerline, along a curve having a radius of 29.643 feet, an arc length of 31.425, and a tie line of S 45-52-09 E a distance of 29.97 feet to a point;

Thence, tangent to the above mentioned curve S 76-14-21 E a distance of 114.65 feet to a point;

Thence, along a curve to the right and having an radius of 84.97 and an arc length of 66.75 feet to a point;

Thence, tangent to the above mentioned curve S 31-13-51 E a distance of 40.02 feet to the assumed westerly side of the West River Road and the end of said described easement. Said point being S 43-27-28 W a distance of 56.74 feet from an iron pipe found at the southeast corner of land now or formerly of Bruce G. & Caroline Hutchinson (reference deed Book 3618 Page 1) said point also being N 43-27-26 E a distance of 38.08 feet from an iron pipe found along the assumed westerly line of the West River Road and along the easterly bound of land now or formerly of Jeanette B. Poulin.

Reference to a survey plan entitled "EASEMENTS TO BE CONVEYED TO KENNEBEC WATER DISTRICT" dated July 24, 1996 and revised March 18, 1997. As prepared by Pickett Land Survey Inc. Said plan to be recorded in Kennebec County Registry of Deeds.

Being a portion of the parcel of land conveyed to the Grantor herein by a deed recorded in Book 5095, Page 250 in the Kennebec County Registry of Deeds and consisting of a way known as Poulin Way.

AND00050

RECEIVED KENNEBEC SS.

97 OCT -6 AM 9:00

ATTEST: *Harold Reed*  
REGISTER OF DEEDS